

ACTIONS OF THE LAND USE AUTHORITY STAFF MEETING

April 21, 2009

The staff meeting convened at 9:00 a.m. Staff Members Present: Deon Goheen, Planner; Kurt Gardner, Building Official; Todd Edwards, County Engineer; Tina Esplin, Washington County Water Conservancy District; Darwin Hall, Ash Creek Special Service District Manager; and Rachelle Ehlert, Deputy Civil Attorney.

Excused: Laurence Parker and Robert Beers, Southwest Utah Public Health Department; Ron Whitehead, Public Works Director; and Randy Taylor, Department of Environmental Quality.

CONDITIONAL USE PERMIT:

A. Request permission for accessory dwelling above a garage at 255 S. 200 West in Pine Valley. Rexine Rowley, applicant and Jeff Gardner, agent.

This is a review for an accessory dwelling to be above a detached garage. The planner reviewed the approval process, stating that the applicant will not be able to have sleeping quarters in the accessory dwelling, because they are not willing to enlarge their septic field. The building official indicated this plan, as presented, does not allow for the building department to require fire walls without the bedrooms. Legal council felt there was no need for kitchen and restroom facilities if the quarters are not able to be used as a complete dwelling unit. The property is within the RE-20.0 zone and meets the setback requirements of that zone. The applicant submitted a site plan and floor plan for review. There was a note written on the plans from the Southwest Utah Public Health Department stating that the existing system addition of garage does not require enlargement of septic field (bedroom is not labeled). **The staff denied the Conditional Use Permit as presented.**

LOT LINE ADJUSTMENT:

A. Consider approval of a lot line adjustment by removing the line between two lots , 22 and 23 in Pine Valley Mountain Farms Amended and Extended #2, and abandonment of the 7.5 utility easement. Michael Purdy, agent.

The applicant submitted a survey plat of lots 22 and 23 of the Pine Valley Mountain Farms Amended plat, and abandonment forms for 7.5 utility easements. Both lots combined qualify as they will meet the requirement of the State Code and the Zoning Ordinance, containing more than 40,000 square feet. The County Engineer, Todd Edwards reviewed a "red lined" copy of the survey plat making minor changes to the legal description. Recorded deeds or documents should reflect the description of the abandonment of 7.5' utility easement along the deleted lot line. This approval of abandonment should go before the County Commission. **Staff felt there should be no problem in granting the Lot Line Adjustment, subject to the items requested by staff and filing a survey plat with the Washington County Map Depository within the required 90 days of survey.**

Deon Goheen, Planner _____